

estate agents **auctioneers**

hollis
morgan



HFF, 29 Selworthy Road, Knowle, Bristol, BS4 2LF

£250,000

A very attractive hall floor period conversion with raised decked area and generous rear garden.

- Sought after location
- Converted property
- Contemporary décor
- Large Kitchen
- Separate utility room
- Double bedroom
- Spacious reception room
- Large back garden with decking

The Property

This beautifully converted ground-floor flat offers generous living space within a classic Victorian terraced property, ideally located in this highly sought-after area of Knowle. With excellent transport links to both Bristol city centre and Bath, it is perfectly positioned for convenience and lifestyle. At the front of the home, the elegant reception room is bathed in natural light from a striking bay window. Original features such as intricate corning and lovingly restored wooden floorboards add warmth and character, creating a welcoming and stylish living area. The spacious kitchen blends modern design with timeless charm, featuring contemporary grey shaker-style units, light countertops, and soft green metro-tiled splashbacks. Integrated appliances include a dishwasher, double oven, electric hob, and extractor hood. There is ample room for a large dining table, perfect for hosting. Just off the kitchen, a separate utility area provides additional practicality, while the adjacent shower room is fully tiled and fitted with a modern three-piece suite including a WC, vanity basin, and shower enclosure. To the rear of the flat, the generously sized bedroom enjoys a peaceful outlook over the garden. It benefits from the same beautiful wooden flooring and includes a built-in wardrobe for added storage.

A true highlight of this home is the expansive private garden, accessed via a raised wooden deck from the utility area. The deck offers plenty of space for outdoor dining and entertaining, while a few steps lead down to a lush lawn bordered by mature trees and shrubs creating a tranquil and secluded retreat.

The Location

Knowle is a lively and popular area located in the South of Bristol. Known for its strong community spirit it's a highly sought after location for young professionals and families alike. Knowle has excellent transport links, with easy access to the city centre with a nearby train station in Bedminster, providing regular services to Bristol Temple Meads. Nearby Wells Road is the heart of of the area and offers a fantastic range of independent shops, cafes, and restaurants, there are plenty of green spaces nearby, including the popular Victoria Park, which offers tennis courts, a skatepark, and a children's play area. Knowle is also just a short distance from Bristol's city centre and Harbourside district which offer a fantastic range of shops, restaurants, and cultural attractions.

Other Information

Leasehold: 999 years from 5 December 1981
Council Tax Band: A

Please Note

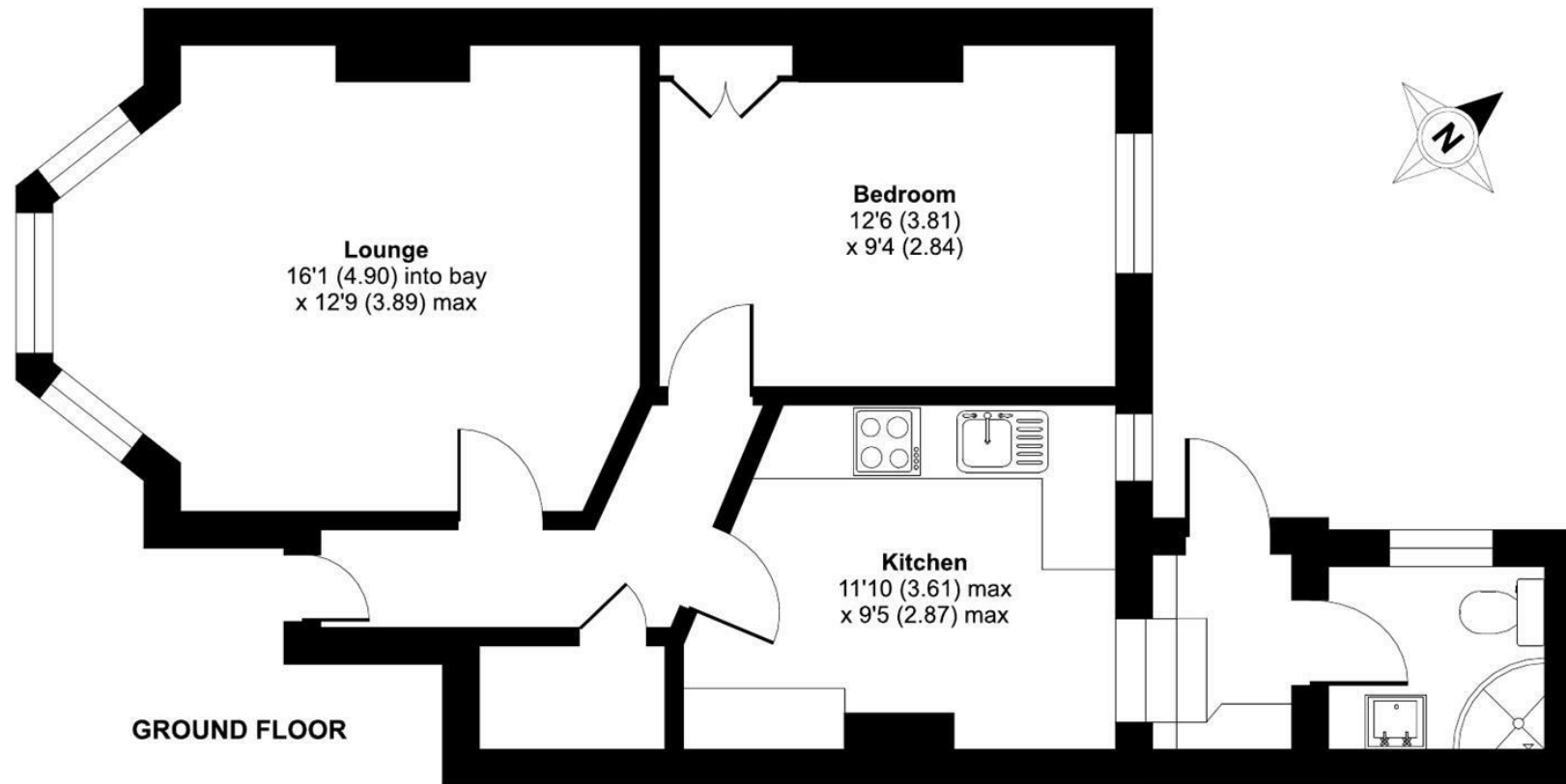
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



Selworthy Road, Bristol, BS4

Approximate Area = 538 sq ft / 50 sq m

For identification only - Not to scale



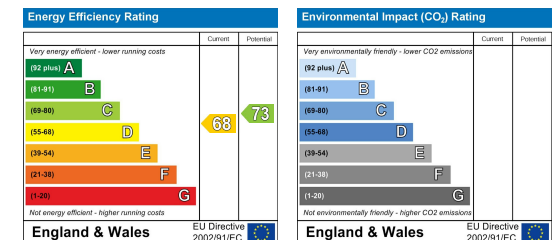
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Hollis Morgan. REF:1325848



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



hollis
morgan
